

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
35AA 147219
21 FEB 2023
Stamp Head Clerk / Sr. Clerk

NOTARY KRISHNAJ GAME CT GOVT OF INDIA Reg No 7993 NAGPUR DIST

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Arun Harode S/o Namdeorao Harode Proprietor** of **M/s Harode Builders & Developers** of the proposed project **Harode Builders & Developers Goverdhannagari - 1** located at **KH. No. 100/2/A, PH No. 33, Mouza Bidgaon, Tah: Kamptee, Dist: Nagpur** vide its authorization dated NA.

I, **Mr. Arun Namdeorao Harode** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **M/s Harode Builders & Developers** have a legal title report to the land on which the development of the project is to be proposed.

NOTARIAL REG
ENTRY NO.: 7170
DATE: 25/02/2023

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	Agt 7
२) दस्त नोंदणी करणार आहेत काय ?	
३) नोंदणी होणार असल्याय दुय्यम निबंधक कार्यालय	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	Hansde
७) दुसऱ्या पक्षकाराचे नाव	
८) हरते असल्यास त्यांचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	10
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	48540
११) मुद्रांक विकत घेणाऱ्याची सही	

23 FEB 2023

नरेंद्र मुकुलाल जैस्वाल

मुद्रांक विक्रेता, ला. क्र १८/९९, जा.क्र. ४६०१००१
जिल्हाधिकारी परिसर, त कार्यालय, नागपूर (शहर)

NOTARY KRISHNAJ G... Reg ...

OR

_____ have/has a legal title Report to the land on which the development of the proposed project is to be carried out—**Not Applicable**

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2.That the project land is free from all encumbrances.

OR

That details of encumbrances _____ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details. **Not Applicable**

3.That the time period within which the project shall be completed by promotor from the date of registration of project: **Project shall be completed on or before 31/12/2023**

4. (a) For new projects:

That seventy per cent of the amounts realised by promotor for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Act **Not Applicable**

(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. **Not Applicable**

OR

(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project. **Not Applicable**

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That the promotor has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Harode Builders & Developers

Proprietor

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Harode Builders & Developers

Verified by me at **Nagpur** on this date **23/02/2023**.

Proprietor

Deponent

SEAL OF NOTARY KRUSHNA J. GAME Nagpur Dist. (M.S.) India Reg. No. 7995 GOVT. OF INDIA

NOTARY KRUSHNA J. GAME Reg No 7995 NAGPUR DIST GOVT OF INDIA

Sworn before me on this 23rd day of Feb 2023 at Nagpur by Shri/Smt./Ku Azmin N. Harode o/o. Nagpur, Who has been identified by Shri / Smt. Himself Advocate Nagpur

NOTARY Govt. of India Nagpur (M.S.)

23/2/2023

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Cancelled Cancelled Cancelled